



seashore news

Published Monthly by Niguel Shores Community Association
October 2001

Issue 337

IN THIS ISSUE:

Art Affaire	5
Board Actions	2
Calendar for October.....	12
Coyote Warning	9
Fall Tennis Tournament... 5	
From the Helm	1
Garden Club	7
Halloween Party	5
Important Meeting.....	3
Landscape Committee	4
Library News	9
Memorial.....	8
Mens Club.....	7
Mens Golf.....	7
Message from CJ.....	2
Neighborhood Ads.....	9
Niguel Shores History	4
Niguel Shores Web page... 4	
NSCA Directory	11
Page Turners	9
Recreation Committee	5
Selva Gate Renovation.....	4
Traffic and Safety.....	3
Voice of the People	6
Wednesday Bridge	8
Womens Club	8
Womens Golf	8



FROM THE HELM

In the spring of 2002 Niguel Shores Community Association will notify its membership that three upcoming vacancies on the Board of Directors will need to be filled during the community's annual meeting. So, you would like to be a member of the Board of Directors, but don't really know what is expected of you ...

A primer: The members of the Board of Directors of Niguel Shores Homeowner Association (NSCA) are elected to a two-year term. Board vacancies alternate between two and three seats in successive years to ensure continuity in association government. Five Directors constitute our organizational Board; the uneven number of officials protects the Board's *Best Business Judgment* rule (Corporation Code Section 7321) by avoiding polarization and allowing for a majority vote on decisions affecting the entire community.

FUNCTIONS: Officers' titles include President, First Vice President, Second Vice President, Secretary, and Chief Financial Officer (CFO). Each Director, except the President (who is

expected to cover for any absent Board member) is assigned as liaison to at least two NSCA Committees. Directors of any Homeowner Association (HOA) officiate much like trustees; i.e. they have been elected (*entrusted*) by the membership to be the policy makers and enforcers of the CC&R's and other rules/regulations for that particular HOA. To appreciate the Board's responsibility as a governing body one must realize that it is the Niguel Shores Homeowner Association that "owns" the common areas, bridge, gates, roads, common buildings (office, MPR, maintenance sheds), recreational facilities (pool/sauna, tennis courts, beach bluff, etc.), and as a non-profit organization pays taxes, employs staff, and is accountable for the proper fiscal administration of these amenities for the benefit of all association members. "Typically, each individual owner holds the title to his/her home and the association owns all common areas and collects dues from all owners.

Continued next page

**NEXT OPEN BOARD
MEETING FOR
COMMITTEE REPORTS
OCTOBER 17
AT 7:30PM**

From The Helm Continued

An association decides on property maintenance, capital upgrades, and landscaping, exterior appearance of homes and more..."(David Schechner, Esq., real estate attorney, West Orange, New Jersey).

Thus, while a homeowner does not actually "own" part of the association's common areas, their location, proper maintenance, perceived security aspects (perimeter fencing, special access devices, ease or difficulty with which to circumvent unauthorized entry, etc.) directly affect the owner's personal real estate value in that community. The CC&R's (governing documents) stress that the Board of Directors has a fiduciary duty as the governing entity of an association "to use those powers in good faith and in a manner designed to benefit the association as a whole... Directors are prohibited from obtaining any personal profit from their activities ... and sometimes have to make tough decisions or even renege on a campaign promise made to members." (Dennis M. Burke, Esq., Fiore, Racobs & Powers, et al). The Board members' code of conduct mandates that this decision-making body honors the confidentiality of each homeowner's business with the association; strives to strike a balance between opposing factions by evaluating conflicting demands, and at all times considers the best interests of the association-at-large as the moral yardstick for action. Next issue: Meetings, Committees.

On behalf of the Board of Directors
Gerlinde Duffy, NSCA President



BOARD ACTIONS IN SEPTEMBER

- ▶ Approved a date change for a tennis tournament from 9/16/01 to Sunday, October 21, 2001.
- ▶ Accepted the low bid of \$222,645 for the construction of the Selva Gate as well as fence installations in Sea Terrace II; authorized staff to finalize the contract documents and set up a time schedule.
- ▶ Adopted a change in NSCA Rule 6601 regarding visitor day passes and contractor access permits.

- ▶ Adopted a change to NSCA Rule 6101 limiting the free replacement of proximity access devices to two per year per household, with additional replacements at a cost of \$10.
- ▶ Indicated opposition to any change from the four way stop sign at Mariner at Niguel Road in response to a request from the City of Dana Point regarding support for construction of a traffic signal.
- ▶ Terminated the transponder entry gate test program and directed the continuing installation of entry gate bar code readers.
- ▶ Appointed Don Johnston as chairperson for the Maintenance Committee, to replace retiring Dick Beaubien, who is retiring.
- ▶ Referred construction plans for a storage area addition to the clubhouse to the Maintenance Committee for a final design and funding.
- ▶ Approved a matching fund contribution to the After School Program for October through December.

MESSAGE FROM GENERAL MANAGER

GETTING ACQUAINTED

During much of the time my first month at Niguel Shores has been spent meeting residents and attending meetings. Although homeowner associations have a lot in common, each can be unique. Niguel Shores is probably one of the more active communities with a large number of committees involved in the community's operations. Owner participation in committees can be very positive by improving communications and taking advantage of resident skills and expertise. On the negative side, it may take longer to get things done and may increase conflicts due to overlapping or unclear lines of authority.

COMMUNICATING

A high priority to me as manager will be to improve communications. It is a continuing challenge to keep accurate information available to all residents. It seems that unfounded rumors are readily circulated, but getting the factual information out is a continuing challenge. Just as the media seems to dwell on and emphasize negative stories, owners appear to want to believe that things are not being done right, rather than find out what is really happening and why.

Continued next page

A personal goal will be to use the *Seashore News*, e-mail and ready access to me to respond to owners' questions. I hope to continue to share my experiences and views on NSCA operations through these articles, and I welcome questions from residents on issues that you would like me to address.

TRANSPONDER STUDY ABANDONED

The Board of Directors has voted to abandoned the test of transponders as a means of automated gate access at the Cabrillo Isle entrance. With the pending construction of the Selva Gate, a primary access system, for both Cabrillo and Selva was desired. It was staff's view that either the bar code or the transponders are proven methods for access controls. It was felt that one should be chosen and attention be focused on perfecting the operation of that system. Since no transponders have been issued to residents, there will be no loss to residents and the equipment will be returned to the manufacturer.

NSCA General Manager, CJ Klug

MORE NEW RULES

There are new rules attached to this issue of the SeaShore News. Please review these rules, and then insert them into your set of Rules and Regulations, so that you have the most current information available.

Rule 6101 has been modified, allowing each household to exchange two proximity access devices per year at no charge, due to malfunction. When two devices have been exchanged, there will be a charge of \$10 each to exchange additional devices.

Rule 6601 has also been modified. Section A has been changed, allowing residents to call in up to three guests per day. If between four and nine guests are scheduled to arrive on the same day, a written list must be provided to the gate officer. If ten or more guests are expected, a party list in alphabetical order must be provided to the NSCA business office 48 hours in advance. Section B has been changed, allowing a Special entry permit for a guest to be renewed a total of three times, or for 120 days, only. And, Section D has been modified, adding sub-section three regarding the issuance of time-limited service permits for contractors performing construction type work.

If you have any questions regarding these changes, please contact the NSCA business office. We would

be happy to answer your questions, or, explain the changes adopted by the Board of Directors.

IMPORTANT COMMUNITY MEETING

Gus De La Torre, Dana Point's Chief of Police is coming to speak to the residents of Niguel Shores. He will appear in the MPR at the Community Center on Wednesday evening, October 24, at 7:00 PM.

When you need *HELP*, whom do you call? A number of different public agencies may respond to NSCA residents' calls, and that can get confusing. Chief De La Torre will try to sort out the confusion. Who checks on barking dogs? Who will check your home while you are on vacation? Who issues traffic tickets? Who investigates crime? You will get answers to all of these questions, and more.

Niguel Shores does not currently have an active Neighborhood Watch Program, so you are going to have to rely on yourselves and your neighbors in a time of crisis. In fact, community-based policing is the wave of the future, and this evening will begin to prepare you.

There will be lots of time for questions and answers. We sincerely hope you will make time in your busy schedules to come and ask the questions. Let's show the chief that we care about crime in the county, the city, and our neighborhood. Please plan to attend this very important evening, and ***please bring your families and neighbors with you.***



TRAFFIC AND SAFETY

1. Mariner Gate. The number of resident complaints has been significantly reduced, which shows a concerned effort by Burns International, the office staff and the residents to improve the process at the front gate.

The officers need your help. They report that they are still receiving telephone messages that they are not able to make out. Also, some messages fail to leave a street add name and PIC code. A few are received in Spanish, not in English.

2. If you have a lighted house number, be sure to regularly check the timer setting as the days are getting shorter and the light may not be on at dusk.

BURGALAR PROOFING

A residential burglary occurs every 15 seconds. So don't invite a burglar in.

- Lock all doors and windows before you leave or go to bed.
- Leave lights on and a radio playing when you go out.
- Keep your garage door closed and locked.
- Do not allow daily deliveries to accumulate while you are gone.
- Arrange for someone to look after your house if you are going to be gone for an extended period of time.

SELVA ENTRY/EXIT GATE TO BE RENOVATED STARTING OCTOBER 15

All residents need to be aware that the Selva vehicle gate will be closing on or about Monday, October 15, for the renovation project to begin. The construction period will be approximately ten weeks. If possible, the gate will re-open prior to Christmas; however, there is no guarantee. The weather we have this fall will play a big part in whether the gate can open towards the end of December.

While the work is on-going, both the entry and exit lanes will be closed. Barriers will be in place to keep vehicles from having access. Residents will need to use either the Mariner gate or the Cabrillo Isle gate.

As have been our procedures in the past, both O.C. Sheriff and O.C. Fire Authority will be notified about the work and that the gate will be closed to traffic.

Residents' patience while this last vehicle gate renovation project is completed will be appreciated.

NIGUEL SHORES HISTORY

There are obviously quite a few folk in the shores who have a fund of knowledge on how it was when the shores got started and what has happened to it along the way.

Anyone who has anything to contribute to get a Niguel Shores history started should contact Brian Osborne at 248-7957.

There must be a lot of information on our past that would be very interesting, and perhaps we should share it.

NIGUEL SHORES WEB PAGE

Some of the members of the Information Systems Committee are professionals in web technology. They have put together a state of the art web page for Niguel Shores. This page can be reached using <WWW.niguelshores.org> as the web address.

We estimate that more than half of our owners and residents own computers and are using e-mail and internet servers. It is hoped that the Niguel Shores page will contain useful and up-to-date information on such items as board actions, calendar of events, access to the various forms to get passes for workers, or asking for landscaping jobs, etc.. This can develop into a very useful tool for this community.

The Information Systems Committee has been assembled by board member Charlie Clark. The professionals primarily responsible for the web page are Bernie Fornadley, Jeff Beresford, and Jerome Nickerson. Also on the Committee are George Williams and Dick Johns.

Log on to the page and give anyone on the committee your comments and suggestions

LANDSCAPE COMMITTEE

On September 4 the Landscape Committee held a special evening meeting to let residents living near the Leeward – Stonehill slope express their opinion of the proposal to re-forest the slope.

Notice of the meeting was sent to 98 properties in the area. Twenty one people attended, representing twelve properties. Of the thirteen people who spoke to the Committee, twelve were opposed to the proposal.

At the regular meeting on September 10 the Committee agreed to recommend to the Board that we trim the eucalyptus and melaluca trees on Niguel Shores Drive between Leeward and Stonehill. We also recommended that we also recommended that we inspect the eucalyptus trees that appear to be diseased and remove any that are dying. We'll replace them with other kinds of trees.

In other action by the Committee, we handled thirty-four issues.

TO PARTY OR NOT TO PARTY

At this time there is no one planning our annual Halloween party. In order to have a Halloween party this year, we need volunteers!

It doesn't take much time and we always have wonderful families to help on that day. I will be glad to help but will not be in town at that time. If you are interested, please call Gay Powers 443-0885.

ART AFFAIRE

Sunday November 4, 2001 1:00-4:30
Niguel Shores Multi-Purpose Room

It's almost here - the seventeenth annual Art Affaire. Alert your friends and neighbors to this fun event. We are looking for all types of original art: painting, drawings, sculpture, photography, ceramics, jewelry, cards, painted furniture, etc.

This is a great way to purchase original artwork created by the residents of the Shores. For more information or to pick up an application, please check with the office or call one of the following:

Joan Beyer	496-1428
Carol McWilliams	248-5469
Doris Adams	493-4445

FALL TENNIS TOURNAMENT

Attention all tennis players. There will be a fall mixed doubles social tennis tournament on Sunday, October 21. It will start at 11:00 am and continue until about 3:00 pm. Round robin play is scheduled until 2:30 pm. Then there will be a one set play-off between the two top men and two top women. This play-off will be in place of an exhibition.

Interested players can sign up in the office starting Monday, October 8. They can register as a couple or as singles. Single players will be paired up by the tournament committee. There will be a two dollar charge to cover the cost of balls and refreshments. There will also be a limit of twenty-four players for this event.

ATTENTION: PARENTS OF PRESCHOOL AGE CHILDREN

New playgroup forming, Fridays
10:00 am - 12:00, Niguel Shores Playground.
For more information contact Cristin Cobb 248-1889

RECREATION COMMITTEE

Many have asked for the recipe at LUAU for the Rice Salad. Here it is. Courtesy of Chris Beaver and Ann Christiansen.

Cold Rice Recipe

- 4 Cups Chicken Stock (NO MSG)
- 2 Cups uncooked long grain white rice
- 3 6 oz jars oil marinated artichoke hearts.
- 5 Green Onions Chopped.
- 1 4 oz jar pimiento-stuffed olives, sliced.
- 1 large green pepper, diced
- 3 large celery stalks, diced
- ¼ cup chopped fresh parsley reserved
- Artichoke marinade
- 1 tsp curry powder
- 2 cups mayonnaise.
- Salt and freshly ground pepper to taste.

Bring stock to boil. Lower heat, cover and simmer for 20 Minutes or until liquid is absorbed and rice is tender. Cool, drain and chop artichokes, reserve marinade. Add rice to the onions, olives, green pepper, celery and parsley. Combine reserved marinade with the curry, mayonnaise, salt and peeper. Toss with rice and mix thoroughly. Refrigerate until ready to serve. Serves 12 to 16.

MARK YOUR CALENDAR

STEAK FRY

Saturday night, October 6 Time: 5:30 pm
Drinks & Hors d'oeuvres Steak and Fixin's
\$15.00 Per Person

TICKETS AT OFFICE

Limited Seating
Adults Please

VOICE OF THE PEOPLE

Letters are welcome and limited to 200 words typed if possible, including name, address and phone number of writer. Refer to NSCA Rule #5221.2.3. Submissions due on the 17th of the month

GARIBALDI GATE RESPONSE

The letter regarding the Garibaldi Gate in last month's Seashore News reflects an uninformed position.

The Association Board by the CC&R's and Rules has the responsibility to provide controlled vehicular access at all entrances. There is no control at Garibaldi without spikes since cars can follow through by tailgating. We have also witnessed entries on the exit side of our gate after a vehicle leaves the Villas, a terrible accident waiting to happen. Polls are not an issue since residents using other entrances have not been and need not be polled.

Some homeowners are probably not aware that Garibaldi had spikes from the very beginning, and through an error/oversight, they were not replaced when the gate was renovated.

The Board has committed to spikes at the Garibaldi entrance. Let's support them and install the spikes that are a necessary and required protection of this gated community.

Richard A. Luedeke

Former Board member, six years; president, three years.

SWIMMING POOL CONTAMINATION

This is concerning the ongoing problem of fecal matter in our community pool; the latest instance of this was discovered this past September 7. Having not-yet toilet trained children (and incontinent adults) wear special undergarments to prevent "accidents" of this kind is obviously not working. I had spoken to the Board about this problem sometime earlier suggesting that very young children not be allowed to use our pool at all. At that time I was told that this proposal could not be instituted as it might be construed as discriminatory. What nonsense! This is not about discrimination. It is about health concerns and using common sense. What does it take for our Board finally

to take effective action on this matter? Do people have to get sick and also to sue us?

Barbara Jacobs

GARIBALDI GATE RESPONSE

Ladies and Gentlemen:

We, the undersigned, are responding to the letter written to the "Voice of the People" page in the August 2001 Seashore News, from Michael and Marilyn Marcus.

*We overwhelmingly agree with the opinion and comments of Mr. and Mrs. Marcus that the Garibaldi Gate does **not** need to be "improved" with teeth. The recent renovations of the Garibaldi Gate have provided a significant improvement to the former security arm and hideous entrance that we had in the past. Certainly the costs of the renovation of the gate and landscape improvements have taken their toll on the Villas budget account for these improvements. Moreover, you have continuously stated that the Niguel Shores community is a gated community and not a guarded community. There is no need for additional costs for the installation and future maintenance of the teeth to "deter" uninvited guests or a second car entering the gate. "Teeth" will not deter someone intent on entering the Villas. All they have to do is to walk up the steps at Selva to enter. None of the undersigned advocate that we need this improvement.*

Accordingly, it is recommended that the proposal capital improvement expense of "teeth" at the Garibaldi Gate be removed from consideration as unwarranted, unnecessary and unwanted.

*Charlene Bailey and Donald F. Crowe
Buzz Halliday
Bob Jelinek
Robert and Theresa DeMario
Margaret Scott
Rhoda Kimmel
Mary Jo Coombs*

MORE GARIBALDI GATE

Thank you Mr. Richard Luedeke for your commitment to gate regulations and most of all safety.

Numerous times I have been tail-gated in. It frightens me when I am alone and at night. Most times the vehicle has no decal.

I approve of your stand, and look forward to the teeth.

*Sincerely
S. Perkins*

Leash your pet.
Clean up the residue.

**NSCA RULES 9101; Orange County
Ordinance, Title 4**

GARDEN CLUB

The Garden Club had its first meeting Monday, September 17. It was nice to meet so many eager people who share a common interest. Club officers were elected as well as the vote to keep the club somewhat casual. The group is a mixture of beginner to avid gardeners. They look forward to sharing information, gardening "field trips," along with guest speakers (hopefully)! You may join us at our next meeting Monday, October 15 at 11:30 am. We meet at the community center in the multi-purpose room. You are welcome to bring your lunch, snack or a beverage.

MENS CLUB

The Mens Club of Niguel Shores meets in the multi-purpose room at 8:00 am on the first and third Tuesday of each month for breakfast, fellowship, a short business meeting and a guest speaker.

The speaker for our October 2 meeting will be Sanford Edwards of the Headlands Reserve. Our meeting on October 16 will be Dana Point Councilwoman Ingrid McGuire who will keep us current on happenings in the city.

We hope all men in the community will take the opportunity to hear our speakers and consider participating in the Mens Club meetings and activities.

If you are not a member, please come and visit us. Be our guest and sample the fellowship.



MENS CLUB GOLF

Golf outings were held at Rancho Bernardo on August 28 – September 11, and Oaks North on 11 September, a day we all will never forget. Weather continued to be sunny & warm and team play was the format at Oaks North while individual low net was played at Rancho Bernardo. Oaks North is an executive course, par 60, in North San Diego County, and team play was 2 best balls (net).

Results were as follows:

Rancho Bernardo:

"A" Flight --- Joe Sanders was first with a nice score of 67, 5 under par. Peter Rask came in second with a 1 under par 71. Jerry Pearl took third at even par 72.

"B" Flight --- First place was captured by Lee Writer at 1 under par. Gene Lachel took second at even par and Grover Brown was third at 3 over par.

"C" Flight --- First place went to Roy Dohner with a great 66, 6 under par. Second place went to Bob Enger at 4 under with Bob Scott taking third place at 1 over par.

Grover Brown was closest to the pin on #13; nobody hit the green on #4.

Oaks North

First place --- with a sizzling 92 (28 under par) was the team of Jerry Pearl, Bob Converse, Dave Latham, and Jack Broering. This team led the rest of the field by 9 strokes. Congratulations on a really fine effort.

Second place --- Three teams tied at 101 (19 under par). Results of the tie breaker were that the team of Bob Enger, Bob Munz, Gene Lachel, and George Freundlich took second place.

Third place --- Third place went to the team of Dave Ontiveros, Joe Sanders, and Myron Miller.

Unfortunately the team of McNicholas, Dohner, Van Ness, and Ogden lost out both tie breakers. Closest to the pin honors was captured by Don Ellis with super shots on holes number 8 and 15.

Continued next page

Thought for the month: Golf is an honorable game played by an overwhelming majority of honorable people who don't need referees.



WOMENS CLUB

The October 11 Womens Club meeting should be of interest to all members. The guest speaker will be Ingrid McGuire, a former mayor of Dana Point and currently a member of the City Council. Ms. McGuire's presentation will focus on Dana Point city planning issues. Lunch will be served at 12:30 pm, followed by a short business meeting and the speaker. If you would like to make or cancel a reservation please call Mary Williams (248-7164).

A trip to La Jolla is scheduled for October 2. We'll carpool to Scripps Aquarium for a guided tour, then on to Ropongi Restaurant for lunch. For more information, you may call Gloria Ontiveros (661-5091).

The club is open to all women residents/owners in Niguel Shores. If you would like information on becoming a member, you may contact Lee Sweeney (661-5924).

The board meeting will be held on Thursday, October 4, at 4:00 pm in the conference room.

WOMENS GOLF

The September 10 Fun Day was a win-win deal for nine of the twenty-eight players. Lavonne Borland was the lone dual achiever with a low gross of 40 and

closest to the pin on #6. The other winners were Marion Pearl (low net: 30); Fran King (fewest putts); Chris Beaver (longest drive); Barbara Brabeck (a chip-in) and Pat Johnson closest to the #8 pin. A mystery game was won by new member May Gramer, Liz Kelsch and Ceacy Johns. Marlene Lynch and Rose Marie Lawson were the day's captains.

Note that no birdies were racked up, at least on the course, but they were evident at lunch where Wanda Gilliland displayed some of her treasures as table decorations. The day's luncheon hosts in addition to Wanda were Fran King and Lydia Reeve. And they herewith apologize to the friends of Bacchus for a supply shortage!

October 8 is the next get-together with golf in the capable hands of Judy Boitano (661-9495) and Margaret Brugger. Check-in at Aliso Creek is the usual 8:00 am. Lunch will follow at the Shores Community Center where Gretchen Letson-Rask (489-2258) and Ceacy Johns will officiate. Again, if you haven't already signed up for either golf and/or lunch – or unexpectedly have to cancel – please call Judy and Gretchen as much in advance as possible. Juggling line-ups, confirming the final tally of players to the course starter and providing sufficient luncheon and beverage service depends upon the cooperation of everyone attending.



WEDNESDAY BRIDGE

Men and women interested in playing party bridge are welcome to join our group each Wednesday at the community center at 11:45 am. For play in October, call Helen Campbell at 496-4230. Recent Winners:

August 22

1. Kay Wittmack
2. Nancy Kendall
3. Jean Freeman

August 29

1. Jean Freeman
2. Beverly Raffel
3. Arnold Raffel

September 5

1. Joan Sullivan
2. Evelyn Kitzman
3. Arnold Raffel

September 12

1. Nancy Kendall
2. Frank Lapple
3. Jean Freeman



DANA POINT LIBRARY NEWS

Children's Library: Merry scary stories will be featured at the Halloween family program on October 29 at the Library. The program is free of charge and open to all ages at 7:00 pm for a special treat, children may come in costume for the annual costume parade. Refreshments are being donated by the National Charity League.

A special Halloween craft program will be open to children aged four and up on Thursday, October 18 at 4:00 pm. Halloween treat bags decorated with rubber stamps and other craft items can be made. Special performer, Stacie, from "Stamps Galore" will entertain. Please register between October 1 and October 16.

The toddler/pre-school Storytimes will continue on Wednesdays at 10:30 am. The After School Bunch will be creating Halloween crafts to help decorate for the season on Thursdays at 4:00 pm for those school kids who are signed up (sponsored by the Friends of the Library).

Bookstore: There will be a "Buck-a-Bag" sale of paperback books on Friday and Saturday, October 12 (12:00-4:30) and 13 (11:00-4:30). We have many boxes of paperbacks accumulated so one can find plenty to choose from. Keep in mind that our annual Christmas Sale is in early December – very nice books at very nice prices. We must indulge ourselves in bragging about our sales that keep ahead of last year's record. Call 489-3956 if you would like to volunteer or donate books.

Dana Point Library
33841 Niguel Road
Dana Point CA 92629
(949) 496-5517

PAGE TURNERS

The October selection for Page Turners is *The Samurai's Garden* by Gail Tsukiyama. Diane Hearne will be doing the review. We will meet at Terry Scott's (33715 Halyard) at 10:30, ready for immediate discussion. Our format has been changed for this meeting. Everyone should bring a sandwich, which will be shared and served at 11:30 for lunch.

All residents of Niguel Shores who enjoy reading are invited to join us. We are a casual group who enjoy talking about the books we have read; there are no other requirements or qualifications. Reservations are not needed, but if you have any questions, please call Gretchen Rask at 489-2259.

NEIGHBORHOOD ADS

Items for Seashore News ads must be submitted by the 17th of the month together with a check payable to NSCA (\$3 for a maximum of 30 words). Advertisers must fill out a form available at the Association office. Neither NSCA nor the Seashore News assumes responsibility or liability of quality of goods advertised. See Rule 5525.

1991 Lincoln-LSC MARK VII loaded, low miles, mainly freeway miles, stereo, AC, leather interior, excellent condition, one owner. \$5,900. Call 496-8393

Curio cabinet, mirrored back, lighted with four glass shelves. Excellent condition, \$75. Call 496-8393.

WANTED Nordic Trak ski machine. Call Brian 248-7957

NIGUEL SHORES RENTAL – Ocean view, remodeled, 4 bedroom, 3 bath, living room with fireplace, dining room, family room and additional exercise/playroom, 2 car garage – short term rental 240-0565.

COYOTE WARNING

In the Berkus homes area, a very bold coyote has been seen several times coming right up to a bedroom window, obviously knowing that there are cats inside. You may want to watch your pets carefully and keep them in at night.



September 11, 2001

NSCA DIRECTORY

NIGUEL SHORES COMMUNITY ASSOCIATION
33654 Niguel Shores Drive, Monarch Beach, CA 92629
Office 949/493-0122 Fax 949/831-0116

Board Of Directors

Gerlinde Duffy President
Charles Clark 1st Vice President
Hersey Steinwinter 2nd Vice President
Ron Lackey Secretary
Mary Crowl Chief Financial Officer

NSCA Staff

CJ Klug General Manager
Rob Cochrane Dir. Operations
Ivy Hsia Controller
Linda Hill Community Relations Manager
Jamie Posey Administrative Assistant
Carla Armstrong Receptionist

NSCA COMMITTEES

Architectural Control
Communication
Finance
Landscape
Maintenance
Recreation
Traffic & Safety
Tree View Blockage

CHAIRPERSONS

Forrest Owen (acting)
John Dickerhoff
Dick Mackaig
Jerry Milner
Don Johnston
Ann Christiansen
Larry Coffing
Carroll Cox

MEETINGS

1:00 pm, 1st & 3rd Thursdays
See Calendar
See Calendar
3:00 pm, 2nd Monday
9:30 am, 2nd Friday (for Oct.)
11:00 am, 2nd Wednesday
10:00 am, 1st Tuesday
1:00 pm, 2nd & 4th Monday

OTHER ORGANIZATIONS

Sea Terrace Townhomes Assoc. I
Norbert Berberich, President
Arnold Cordova, 1st Vice President
Jim Clark, 2nd Vice President
Margaret Fisher, Treasurer
Jeff Beresford, Secretary

Sea Terrace Townhomes Assoc. II
George Traver, President
Frieda Baskin, 1st Vice President
Robin Roehlk, 2nd Vice President
Norman Browne, Treasurer
Ed Adams, Secretary

Womens Club
Barbara Eissfeldt, President
Mens Club
Skip Eissfeldt, President
Family Club
Gay Powers, President
Garden Club
Teri Sweeney

Seashore News

Published monthly by the Niguel Shores Community Association and distributed without charge to the members as a means of keeping residents informed of NSCA Board actions and community activities and to encourage participation in community affairs.

Editor in Chief - John Dickerhoff
Editorial Staff - Communication Committee
Word Processing/Layout - Carol Crocker & Carla Armstrong
Collating - Shirley Smith
Distribution - Dan Johnson

The Communication Committee expends all reasonable efforts to confirm the accuracy of statements in the Seashore News but assumes no responsibility for errors, omissions of fact or use of material that might be offensive in some way.

Contributions from NSCA committees, NSCA member organizations, and individual members are welcomed. Submissions are due on the 17th of the month.
Submissions are due on the 15th of the month in November and December.



October 2001 in Niguel Shores

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY																																																	
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1 Womens golf 9:00 Fitness Class 10:05 H ₂ O Aerobics Street Sweeping	2 8:00 Mens Club Breakfast 10:00 Traffic & Safety 1:00 Art Class 4:00 Investment Comte	3 9:00 Fitness Class 10:05 H ₂ O Aerobics 9:00 Board Meeting 11:45 Noon Bridge 3:00 Mens Tennis	4 8:00 Ladies Tennis 1:00 Architectural Control Comte 4:00 Womens Club Board Meeting	5 9:00 Fitness Class 10:05 H ₂ O Aerobics 10:30 Music/Move 11:30 Music/Move	6 5:30 STEAK FRY																																																	
8 Womens golf Fun Day! 9:00 Fitness Class 10:05 H ₂ O Aerobics 1:00 Tree View Blockage Committee 3:00 Landscape Comte.	9 Mens Golf 1:00 Art Class	10 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:00 Recreation Comte. 11:45 Noon Bridge 3:00 Mens Tennis 7:00 Information Systems	11 8:00 Ladies Tennis 12:00 Womens Club Lunch	12 9:00 Fitness Class 9:30 Maintance Comte. 10:05 H ₂ O Aerobics 10:30 Music/Move 11:30 Music/Move	7																																																	
15 Womens Golf 9:00 Fitness Class 10:05 H ₂ O Aerobics 10:30 Page Turners 11:30 Garden Club	16 8:00 Mens Club Breakfast 1:00 Art Class	17 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:45 Noon Bridge 3:00 Mens Tennis 7:30 Open NSCA Board Meeting	18 8:00 Ladies Tennis 1:00 Architectural Control Committee	19 9:00 Fitness class NO H ₂ O Aerobics 10:30 Music/Move 11:30 Music/Move 1:00 Finance Comte	13																																																	
22 Womens Golf 9:00 Fitness Class 10:05 H ₂ O Aerobics 1:00 Tree View Blockage Committee	23 Mens Golf 1:00 Art Class	24 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:45 Noon Bridge 3:00 Mens Tennis 7:00 Information Systems Committee 7:00 Dana Point Police	25 8:00 Ladies Tennis 1:30 Communications Comte.	26 9:00 Fitness Class 10:05 H ₂ O Aerobics 10:30 Music/Move 11:30 Music/Move	14																																																	
29 Womens Golf 9:00 Fitness Class 10:05 H ₂ O Aerobics	30 Mens Golf 1:00 Art Class	31 9:00 Fitness Class 10:05 H ₂ O Aerobics 11:45 Noon Bridge 3:00 Mens Tennis	<p align="center">STREET SWEEPING MONDAY, OCTOBER 1 and NOVEMBER 5 Please keep all cars off the street and out of the parking bays. This will allow the sweeper to do a better job.</p>			20																																																
 <p align="center">HALLOWEEN</p>						21 Fall Tennis Tournament																																																
<p>Sheriff's Department – 770-6011 Non-emergency services.</p> <p>Dana Point Community Support Unit 248-3580 Business services 8:00 am to 5:00 pm Monday - Friday</p>			<p align="center">NOVEMBER 2001</p> <table border="1"> <tr><td>Sun</td><td>Mon</td><td>Tue</td><td>Wed</td><td>Thu</td><td>Fri</td><td>Sat</td></tr> <tr><td></td><td></td><td></td><td></td><td>1</td><td>2</td><td>3</td></tr> <tr><td>4</td><td>5</td><td>6</td><td>7</td><td>8</td><td>9</td><td>10</td></tr> <tr><td>11</td><td>12</td><td>13</td><td>14</td><td>15</td><td>16</td><td>17</td></tr> <tr><td>18</td><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>25</td><td>26</td><td>27</td><td>28</td><td>29</td><td>30</td><td></td></tr> </table>			Sun	Mon	Tue	Wed	Thu	Fri	Sat					1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30								
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601 Types of Passes / Permits (09-05-2001)

There shall be four (4) types of limited vehicle entry passes / permits. The type of pass / permit issued by the Association for access to and use of property and streets within Niguel Shores will depend upon the purpose for entry and the length of time that the vehicle will be utilizing the streets and property (including common areas and residential lots) within Niguel Shores. These shall include the following:

- A. Visitor Day Passes. Issued by Gate Officer at the Mariner Drive gatehouse and only upon request of a resident. Residents may authorize daily issuance of Visitor Day Passes by notifying the Gate Officer up to one day in advance of arrival. A Visitor Day Pass is valid for one day only and authorization must be renewed each day. The pass expires at 2 pm the next day, unless the vehicle leaves NSCA and does not return until after midnight – if so, the pass automatically expires on the same day issued. No more than three Day Passes can be issued by phone call to the gatehouse on any given day. No more than nine Day Passes can be issued by written request delivered to the gatehouse on any given day. If ten or more passes are needed on any given day, please refer to Rule 6607.
- B. Special Entry Permits (Guests). Guests may be issued permits valid for between three and thirty days, upon completion of the Guest Authorization Form, complete with an adult owner or tenant's signature. Permits are issued by the NSCA Office only. Permits may be renewed three times, for a total of 120 days, upon submittal of a new Guest Authorization Form, signed by an adult owner or tenant. Expired Special Entry Permits must be returned prior to issuance of a new permit.
- C. Member/Tenant (Decal) Permit.
 1. Members: Issued only to NSCA members and registered fulltime members of their household and valid until re-issued, revoked or change in membership status, whichever first occurs.
 2. Tenants: Issued to tenants and registered fulltime members of their household and valid for between one to twelve months, depending upon the term of leasehold unless tenant vacates property prior to expiration of lease or NSCA Administrative Office voids the permit.
- D. Service Permits. May be issued at resident's request for service personnel - including but not limited to contractors, housekeepers, gardeners, caregivers, etc. There will be three (3) types of permits issued. All permits, except One-Day Permits, are valid Monday through Saturday, 7am to 7pm, unless a special request is approved by management.
 1. One-Day Service Permit – Repairs/Deliveries

One-Day Service Permits will be issued by the Mariner Gate with an authorization call from the resident *prior to the arrival of the service person*. The One-Day Service Permit is intended for use by the occasional repairman or delivery person, etc. The permit will be valid for 12 hours from time issued at gatehouse.

2. **Six (6) Month Service Permits – Repetitive Services**

The Six (6) Month Service Permit will be issued by the NSCA Office upon receipt of an application completed by the resident. A Six (6) Month Service Permit will be issued to those who perform repetitive services on a regular schedule such as: housekeepers, landscape maintenance, pool maintenance, caregivers, etc. A Six (6) Month Service Permit is valid from April 1 to September 30 or October 1 to March 31. Once written authorization is received, the resident or service person can pick up the service permit the following day.

A resident may request a maximum of six (6) Six (6) Month Service Permits. Anyone desiring additional permits must submit a written request to the Traffic & Safety Committee via the Homeowner Request Form System before the office can issue more than six (6) per property. The committee will have discretion to authorize the office staff to allow a variance to this rule, based on the request submitted.

3. **Time Limited Service Permits – Contractors and/or Subs**

Time Limited Service Permits will be issued for contractors and/or sub-contractors by the NSCA Office upon receipt of an application completed by the resident. ***Phone call authorizations or written lists will no longer be accepted at the Mariner Drive gate for contractors and/or sub-contractors who will be in the community longer than one day.*** A Time Limited Service Permit will be issued to the resident and is intended for use by service personnel who will only be at a home for a concentrated, limited time, such as: major home repairs, contractors performing exterior or interior renovations, landscape installers, pool/spa installers, etc.

Time Limited Service Permits will be valid for up to one calendar quarter at a time, and will be reissued each calendar quarter for up to two (2) calendar quarters only - unless a special request is made, and approved by management.

The number of Time Limited Service Permits which may be requested is unlimited, but must be reasonable for the service being provided. As an example, more Time Limited Service Permits would be issued for the construction of a new home, versus for the painting of a home or the replacement of a driveway. The number of Time Limited Service Permits to be issued will be at the discretion of management, with input from the resident. Calendar quarterly Time Limited Service Permits will be color-coded for easy identification by the Mariner Drive Gate Officer. On a daily basis, the Mariner Drive Gate Officer will log the number of service providers arriving for each residence, which log will assist management in determining the number of Time Limited Service Permits to be renewed the following calendar quarter.

Time Limited Service Permits must be picked up by the resident from the NSCA Office. The resident will be responsible to distribute the permits to the service personnel and to renew the permits on a calendar quarterly basis.

6101 Pedestrian Gate Access Devices (9-05-2001)

Two types of proximity devices which provide access through controlled pedestrian gates, a card or a fob, are available to residents (owners or tenants) *over ten years of age* up to a maximum of four (4) devices per household. Recipients may choose which device they prefer. Each Resident Owner and Non-Resident Owner (as defined in Rule 6512 A and B) will be provided one (1) device at no charge.

Resident Owners may also apply for up to three (3) additional devices for eligible full time residents of their household at a cost of \$10.00 each.

Non-Resident Owners may apply for one (1) additional device at a cost of \$10.00.

Non-Resident Owners who do not rent or lease their property may apply for up to three (3) additional devices for eligible full-time residents who are immediate relatives (as defined and provided for in Rule 6512 B(3)(b) at a cost of \$10.00 each.

Tenants may purchase up to four (4) devices per household (for eligible full-time residents of the property rented) at a charge of \$25.00 each, \$15.00 of which is a refundable deposit.

Only checks or money orders will be accepted as payment for additional devices.

Lost or stolen devices may be replaced by application at the NSCA office for a *replacement fee of \$25.00* for each device, payable by check or money order. Lost or stolen devices will be deactivated and will not be usable.

Each household will be allowed to exchange up to two (2) devices total per year at no charge, due to malfunction. When two (2) devices total have been exchanged at no charge within one year, devices must then be replaced at a charge of \$10 each.

Upon close of escrow when selling a residence, devices issued to the selling owner will be deactivated, and the new owner must apply for new devices after completing a new "Owners Information Declaration".

Tenants' devices must be returned to the NSCA office at the end of the renting period. A *\$15.00 deposit refund* for each device returned will be sent by mail to the departing tenant and the devices will be deactivated. Devices not returned will be deactivated immediately upon expiration of the new tenant agreement, and the deposit forfeited without further recourse after *thirty (30) days*.

Abuse of NSCA facilities or privileges may result in deactivation of all devices issued.